



NOTICE OF PUBLIC MEETING PLANNING COMMISSION

Planning Commission
November 13, 2025 @ 5:30 PM

2603 Santa Clara Drive
Santa Clara, Utah 84765

Phone: (435) 673-6712
Email: contact@scity.org

Public Notice is hereby given that the Planning Commission of the City of Santa Clara, Washington County, Utah, will hold a Planning Commission Meeting in the City Council Chambers, 2603 Santa Clara Drive, Santa Clara, Utah, on Thursday, November 13, 2025, commencing at 5:30 PM. The meeting will be broadcasted on our City website at <https://santaclarautah.gov>.

The agenda for the meeting is as follows:

1. Call to Order

2. Opening Ceremony

- A. Pledge of Allegiance: Josh Westbrook

3. Conflicts and Disclosures

4. Working Agenda

- A. Public Hearing

- 1. None.

- B. Public Meeting

- 1. See General Business Items

5. General Business

- A. Planning Commission Approval

- 1. Temporary Use Approval for Black Desert Resort located at the southeast corner of Red Mountain Drive and S. Black Desert Boulevard. Koko Head, applicant.
 - 2. Preliminary Subdivision Plat Review for Quail Crossing @ Deserts Edge located at the northwest corner of 400 East and North Town Road. Robert Smith, applicant.

6. Discussion Items

- A. Small Lot Single-Family R-1-4 Zone

7. Approval of Minutes

A. Approval of Meeting Minutes: October 23, 2025

8. Adjournment

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City at least 24 hours in advance of the meeting by calling (435) 673-6712.

Posted this 6th day of November 2025.

Jim McNulty, Planning Director



City of Santa Clara
2603 Santa Clara Drive
(435) 656-4690, Ext. 225
jmcnulty@santaclarautah.gov

Staff Report

Temporary Use Approval Summary and Recommendation

Public Body: Santa Clara Planning Commission

Meeting Date: November 13, 2025

Current Zone: Planned Development Residential, PDR

Property Location: Southeast corner of Red Mountain Drive and S. Black Desert Boulevard

Request: Temporary Use Approval (Black Desert Resort)

Applicant Name: Koko Head

Staff Planner: Jim McNulty

Staff Recommendation: Approval with conditions

Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant, **Koko Head, representing Black Desert Resort**, is requesting Temporary Use Approval for an existing Maintenance Facility consisting of two (2) trailers and one (1) metal shed structure, as well as a Golf Cart Barn (30' x 200' = 6,000 sq. ft.). The original Temporary Use Approval was granted by the Planning Commission in 2022; however, the applicant did not proceed with a building permit to put the temporary facilities in place until May 2023. The original Temporary Use for this temporary facility expired in October 2025.

Recently, City staff processed a **code amendment** to update this section of city code. A public hearing was held with the Planning Commission on October 9, 2025, with a recommendation of approval being forwarded to the City Council. On October 22, 2025, the City Council adopted city ordinance #2025-17 amending Section 17.24.100, Temporary Buildings and Uses to include the following:

*"A building nonconforming as to type or location may be approved by the Planning Commission for use as a temporary residence, sales office, or commercial or industrial building, during the construction of permanent facilities. **Such temporary approval shall not be made for a period exceeding one (1) year. Extensions may be granted for cause, by the planning commission for additional six (6) month periods, up to a maximum of twelve (12) months, or two (2) such extensions. If the temporary use approval expires without permanent facilities being complete, the applicant must go to City Council for consideration of an extension for a maximum period of 1-year. The applicant must provide a schedule for project completion for City Council review and consideration.**"*

Request: Temporary Use Review

The applicant has been working with City staff and legal counsel to provide a new Temporary Maintenance Facility Agreement (copy attached) covering these facilities. City legal counsel, Matt Ence, has reviewed this document and found it to be acceptable. The applicant has also submitted a letter requesting Planning Commission consideration of this application (attached).

CITY STAFF RECOMMENDATION

City staff recommends that the Planning Commission approve the proposed Temporary Use allowing for a Maintenance Facility consisting of two (2) trailers and one (1) metal shed structure, as well as a Golf Cart Barn (30' x 200' = 6,000 sq. ft.) subject to the following conditions:

1. That the Maintenance Facility and Golf Cart Barn be allowed on the subject properties until November 13, 2026.
2. That the Maintenance Facility and Golf Cart Barn be removed from the subject properties by November 13, 2026, or an extension be applied for prior to the expiration date.
3. That the applicant be required to comply with the Temporary Maintenance Facility Agreement as submitted to the City.
4. That the Temporary Facilities be removed from the site after the Temporary Use has expired.



BLACK DESERT

R E S O R T

1500 E. Black Desert Drive
Ivins, Utah 84738
Mobile: (904) 535-0642
Attn: koko.head@reefcp.com
www.blackdesertresort.com

October 31, 2025
Via email to jmcnulty@santaclarautah.gov

City of Santa Clara
Attn: Jim McNulty
Planning & Economic Development Manager
2603 Santa Clara Drive
Santa Clara, UT 84765

Re: *Request for Black Desert Temporary Maintenance Facility Agreement*

Dear Jim:

Please accept this letter as ENLAW, LLC and BD Resort Center, LLC's (collectively "Developer") request of the City of Santa Clara's Planning Commission for a new Temporary Maintenance Facility Agreement ("Agreement") covering its current maintenance facility located on the Southeast corner of Red Mountain Drive and S. Black Desert Blvd. and the existing cart barn located in the Southeast corner of parcel 7/8 along Red Mountain Drive. As you know, we have been operating these temporary maintenance facilities under an existing Temporary Maintenance Facility Agreement dated June 8, 2022 as amended which expired on October 18, 2025 after all three of the 6 month extensions were exercised. We have now confirmed the location of the permanent maintenance facility which will occupy the property on the south side of S. Village Drive adjacent to the 6th fairway on the golf course. As you know, we have submitted a couple of preliminary designs for the permanent maintenance facility to the Santa Clara TRC for guidance. Our architect, Method Studios, who designed maintenance facilities at our other golf courses, is finalizing conceptual designs and eventually construction drawings so a building permit can be obtained in the near future. We will continue to return to the TRC to fine tune plans for the permanent maintenance facility and will be prepared to provide the Planning Commission with more details at the next meeting scheduled for November 13, 2025 in order to justify our request for the new Agreement pending completion of the permanent maintenance facility.

In light of the recent amendment to the City's Ordinance 2025-17 amending Chapter 17.24.100 "Temporary Buildings and Uses" on October 22, 2025, I have revised the attached Agreement and provided it to Matt Ence for review and approval. Please calendar the Developer's request for review and consideration of the attached Agreement for the Planning Commission's next meeting on November 13, 2025. Thank you.

Sincerely,

Koko Head
Koko Head
Managing Counsel
Black Desert Resort

KH/dj
Enclosure
cc: Matt Ence
Scott Nielsen

TEMPORARY MAINTENANCE FACILITY AGREEMENT

This TEMPORARY MAINTENANCE FACILITY AGREEMENT (“Agreement”) is entered into as of November 13, 2025 (“Effective Date”) by and between ENLAW, LLC, a Delaware limited liability company, and BD Resort Center LLC, a Utah limited liability company (collectively, the “Developer”), and the City of Santa Clara, a municipal corporation and political subdivision of the State of Utah (“City” and together with Developer as the “Parties”).

RECITALS

WHEREAS, Developer owns or controls approximately 570 acres of land (297.56 within the City) spanning from Pioneer Parkway to the northern and eastern limits of the City’s boundary and continuing north and northeast into Ivins City (“Ivins”) across the pristine lava flows and north of the Ivins “Horses” roundabout. The portion within the City lies at the City’s most northern and eastern boundaries; and

WHEREAS, Developer’s real property within the City is described in Exhibit “A” of the Development Agreement (hereafter the “Development Property”); and

WHEREAS, the City and Developer previously entered into that Black Desert Development Agreement (“Development Agreement”) recorded with the Washington County Recorder on September 29, 2021, as Doc # 20210063764, as amended by that certain First Amendment to Development Agreement recorded with the Washington County Recorder on February 1, 2024, as Doc # 20240003310; and

WHEREAS, the City and Developer also previously entered into that Temporary Maintenance Facility Agreement dated _____, 2022, as amended, documenting the City’s previous approval of Developer’s temporary uses, and which Agreement expired on October 18, 2025, after Developer obtained the maximum number of temporary use extensions available under Santa Clara City Code section 17-24-100; and

WHEREAS, in furtherance of the development set forth in the Development Agreement, Developer desires to maintain the placement of a temporary maintenance facility including the maintenance cart barn located on parcel 7/8 (collectively, the “Maintenance Facility”) on the Development Property;

WHEREAS, the City approved it Ordinance 2025-17 amending Chapter 17.24.100 “Temporary Buildings and Uses” on October 22, 2025; and

WHEREAS, this Agreement memorializes and governs the City’s new approval of Developer’s temporary uses, adopted by vote of the Santa Clara Planning Commission in a public meeting held on November 13, 2025.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the Parties mutually agree as follows:

TERMS

1. Recitals.

The Recitals above are hereby incorporated into this Agreement.

2. Definitions.

Capitalized terms shall have the meanings as defined herein. Any capitalized term not defined herein shall have the meaning ascribed to it in the Development Agreement.

3. Facility.

- a. Length of Time: the Maintenance Facility may be installed and located on the Property for a period no longer than 12 months, with up to two (2) extensions of six (6) months each if granted by the Planning Commission for cause shown.
- b. Location: the Maintenance Facility will be installed at the location designated in the site plan attached hereto as Exhibit "A".
- c. Purpose: the Maintenance Facility will be used for maintenance offices, with a shed that will store maintenance equipment and the cart barn (located on parcel 7/8) that will store the PGA/LPGA utility carts.
- d. Structures: the Maintenance Facility will consist of up to 2 trailers, 1 metal shed structure and the cart barn.
- e. Fencing: the Maintenance Facility will be screened by a chain-link metal fence, with screening/privacy fabric wrap and the cart barn as it is currently located.
- f. Power and Water: electric power and water shall be connected at the meter nearest to the Maintenance Facility. There will be no electric power or water at the cart barn. Power is supplied by generator at the cart barn.
- g. Sewer: the sewer for the Maintenance Facility will be connected to the nearest accessible sewer utility. There will be no sewer connection for the cart barn.
- h. Dust: the Maintenance Facility entrance is off the paved portion of Red Mountain Road. For dust control on parcel 7/8 where the cart barn is located, Developer will place #2 crushed stone (aggregate) off of Red Mountain Road to the entrance of the Maintenance Facility.

4. Compliance with City Design and Construction Standards.

Developer acknowledges and agrees that unless expressly stated otherwise, nothing in this Agreement shall be deemed to relieve it from the obligation to comply with all applicable laws and requirements of the City necessary for development of the Planned Community, including the payment of fees and compliance with the City's design and construction standards for public improvements which are approved at the time of construction, except as may be specifically set forth otherwise herein. Further, the temporary buildings allowed under this Agreement have been approved by the Planning Commission under Santa Clara City Code section 17.24.100 as amended and will comply with all requirements thereof.

5. Compliance with Planned Community Design Standards.

Developer acknowledges and agrees that unless expressly stated otherwise, nothing in this Agreement shall be deemed to relieve it from the obligation to comply with all applicable

architectural, landscape, and other design guidelines for the development and construction of lots and parcels in the Planning Areas.

6. Improvement Costs.

Developer acknowledges and agrees that unless expressly stated otherwise, Developer will bear the costs to install and maintain the Maintenance Facility under this Agreement.

7. Assignment.

Neither this Agreement nor any of the provisions, terms or conditions hereof can be assigned to any other Party, individual or entity without assigning also the responsibilities arising hereunder. This restriction on assignment is not intended to prohibit or impede a sale by Developer.

8. No Joint Venture; Partnership or Third-Party Rights.

This Agreement does not create any joint venture, partnership, undertaking or business arrangement between the Parties hereto nor any rights or benefits to third parties, except as expressly provided herein.

9. Integration.

This Agreement contains the entire agreement between the Parties with respect to the subject matter hereof and integrates all prior conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed and approved by the Parties hereto.

10. Notices.

Any notices, requests, or demands required or desired to be given hereunder shall be in writing and should be delivered personally to the Party for who intended, or, if mailed by certified mail, return receipt requested, postage prepaid to the Parties as communications under this Agreement shall be deemed to have been given and received and shall be effective three (3) days after deposit in the U.S. Mail to the recipient's address as set forth herein:

City:
Santa Clara City
Attn: City Manager
2603 Santa Clara Drive
Santa Clara, Utah 84765

Developer:
Enlaw, LLC
BD Resort Center LLC
Attn: Kory Jardine
1500 Black Desert Drive
Ivins, Utah 84738

With a copy to:
Santa Clara City Attorney
Attn: Matthew J. Ence
Snow Jensen & Reece, PC
912 West 1600 South, Suite B200
St. George, Utah 84765

With a copy to:
Enlaw, LLC
BD Resort Center LLC
Attn: Legal Department
1500 Black Desert Drive
Ivins, Utah 84738

Any Party may change its address by giving written notice to the other Party in accordance with the provisions of this Section.

11. Law and Usage.

Any dispute regarding this Agreement shall be heard and settled under the laws of the State of Utah. Whenever the context requires, the singular shall include the plural, the plural shall include the singular, the whole shall include any part thereof, any gender shall include all genders, and the term "person" shall include an individual, partnership (general or limited), corporation, trust, or other entity or association, or any combination thereof. This Agreement shall bind and inure to the benefit of the Parties hereto and their respective successors and assigns. The provision of this Agreement shall be construed as both covenants and conditions in the same manner as though the words importing such covenants and conditions were used in each separate provision hereof.

12. Court Costs.

In the event of any litigation between the Parties arising out of or related to this Agreement, the prevailing Party shall be entitled to an award of reasonable court costs, including reasonable attorney fees.

13. Expenses.

The Developer and the City shall each pay their own costs and expenses incurred in preparation and execution of and performance under this Agreement, except as otherwise expressly provided herein.

14. Waiver.

Acceptance by either Party of any performance less than required hereby shall not be deemed to be a waiver of the rights of such Party to enforce all of the terms and conditions hereof. No waiver of any such right hereunder shall be binding unless reduced to writing and signed by the Party to be charged therewith.

15. Effective Date.

This Agreement shall be effective as of the date first set forth above.

(signatures on the following page)

Remainder of page left blank

IN WITNESS WHEREOF, the Parties hereunder have executed this Agreement on the Effective Date.

DEVELOPER:

ENLAW, LLC,
a Delaware limited liability company

By: RS18 Entrada Manager LLC,
a Utah limited liability company
Its: Manager

By: Reef Private Equity LLC,
a Utah limited liability company
Its: Manager

By: _____
Print Name: J. Brett Boren
Title: Manager and Authorized
Signatory

BD RESORT CENTER LLC,
a Delaware limited liability company

By: BD Resort Center Manager LLC, a
Utah limited liability company
Its: Manager

By: Reef Private Equity LLC,
a Utah limited liability company
Its: Manager

By: _____
Print Name: J. Brett Boren
Title: Manager and Authorized
Signatory

CITY:

CITY OF SANTA CLARA

Rick Rosenberg, Mayor
Attest:

Selena Nez, City Recorder

STATE OF UTAH)
:ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by J. Brett Boren, the Manager and Authorized Signatory of Reef Private Equity LLC, a Utah limited liability company, who is the Manager of RS18 Entrada Manager LLC, a Utah limited liability company, who is the Manager of ENLAW LLC, a Delaware limited liability company.

My Commission Expires:

NOTARY PUBLIC
Residing at:

STATE OF UTAH,)
:ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by J. Brett Boren, the Manager and Authorized Signatory of Reef Private Equity LLC, a Utah limited liability company, who is the Manager of BD Resort Center Manager LLC, a Utah limited liability company, who is the Manager of BD RESORT CENTER LLC, a Delaware limited liability company.

NOTARY PUBLIC
Residing: _____

My Commission Expires:

Exhibit A

(Site Plan for maintenance facility and cart barn)







City of Santa Clara
2603 Santa Clara Drive
(435) 656-4690, Ext. 225
jmcnulty@santaclarautah.gov

Staff Report

Preliminary Subdivision Plat Summary and Recommendation

Public Body: Santa Clara Planning Commission

Meeting Date: November 13, 2025

Current Zone: Planned Development Residential, PDR

General Plan Designation: Medium High Density Residential, MHDR

Property Location: Northwest Corner of 400 East & North Town Road

Request: Preliminary Subdivision Plat Approval

Applicant Name: Deserts Edge Holdings LLC (Robert Smith)

Staff Planner: Jim McNulty

City Staff Recommendation: Approval with conditions

Meeting Type: Public Meeting

PROJECT DESCRIPTION

The applicant, **Deserts Edge Holdings LLC**, is requesting to subdivide a 5.063-acre parcel which is part of the overall Deserts Edge Project approved by the City in 2022. A copy of the **project Phasing Plan** has been included. The proposed **Quail Crossing @ Deserts Edge Subdivision** includes **2-lots**. Lot 1 will be 2.348 acres in size, with Lot 2 being 2.714 acres in size. A copy of the **Preliminary Plat** is attached.

Lot 1 is intended to accommodate **Phase 2 (60-units)** and **Lot 2** will accommodate **Phase 6 (60-units)**. The **Property Rezoning & Project Plan approval** for the overall Deserts Edge Project included 240 units on approximately 20.50 acres. A density bonus was granted allowing for up to **12 units/acre** as the developer was providing 120-units of affordable apartment housing with rents at 30% to 80% of AMI. Recently, Utah Housing selected Phase 2 of the project for funding. Phase 2 will include two apartment buildings that will house a total of 60 units. Phase 6 will require Utah Housing approval prior to construction in the future. **Phases 1, 3, 4, and 5** include a total of 120 townhome units.

SITE & VICINITY DESCRIPTION

The subject property is in the northwest part of the City, north of Pioneer Parkway and directly east of 400 East. The subject property is currently undeveloped.

NEIGHBORHOOD RESPONSE

Public notices are not required for a subdivision. The Planning Commission agenda has been posted in multiple locations as per State Code.

REVIEWING DEPARTMENTS

DEPARTMENT: *Building*

Recommendations: A geotechnical report will be required for each building at the time of building permit submittal.

Required Revisions: None at this time.

DEPARTMENT: *Parks & Trails*

Recommendations: N/A

Required Revisions: N/A

DEPARTMENT: *Police & Fire*

Recommendations: N/A

Required Revisions: N/A

DEPARTMENT: *Power*

Recommendations: Public Utility Easements (PUE's) are required to be shown on the subdivision plat.

Required Revisions: None at this time.

DEPARTMENT: *Public Works*

Recommendations: Public Utility Easements (PUE's) are required to be shown on the final plat. A final mylar with signature blocks is required.

Required Revisions: None at this time.

STATE CODE CONSIDERATIONS

Utah Code, Section 10-9a-604.1, includes requirements for subdivisions. A city must hold a public meeting to consider a subdivision plat. The meeting agenda, date, time, and place of the meeting must be placed on the city website and in public locations (e.g., City Hall and Post Office) at least 24 hours before the meeting. The City is also required to post on the State Public Notice Website. City staff have determined that all State Code requirements have been met with this application.

CITY STAFF RECOMMENDATION

City Staff recommends that the Planning Commission consider granting **Preliminary Subdivision Plat Approval** for the Quail Crossing @ Deserts Edge Subdivision, subject to the following conditions:

1. That the applicant is required to comply with the recommendations from all city reviewing departments.
2. That the applicant provides a will-serve letter or other verified documentation from the Washington County Water Conservancy District, WCWCD prior to obtaining a building permit.
3. That the applicant is required to submit a geotechnical report for each building at building permit submittal.

Request: Preliminary Subdivision Plat

4. That Phase 2 and Phase 6 of the overall Deserts Edge Project be built in accordance with all previous approvals and requirements.
5. That the applicant provides a Dust Control Plan for each project phase (Phases 2 and 6) at building permit submittal.

Quail Crossing at Deserts Edge Narrative

Quail Crossing is a multi-family affordable housing project in which 120 units are planned to be built over 2 phases. Each phase will consist of two 30 plex buildings, 60 units built in each phase. The applicant, Robert Smith, has applied for tax credits from Utah Housing Corporation. The applicant received an award of federal and state tax credits earlier this year and is planning to begin construction early next year.

The first phase of Quail Crossing will consist of the following:

- 60 multifamily affordable apartment units
- Created cross access easement for parking across both phases/parcels

Amenities include

- 60 covered parking stalls in each phase (122 parking stalls provided per phase, 244 total in both phases, 120 of which is covered)
- Playground with swing and playground equipment
- Garden area for residents
- Office/Computer room for residents

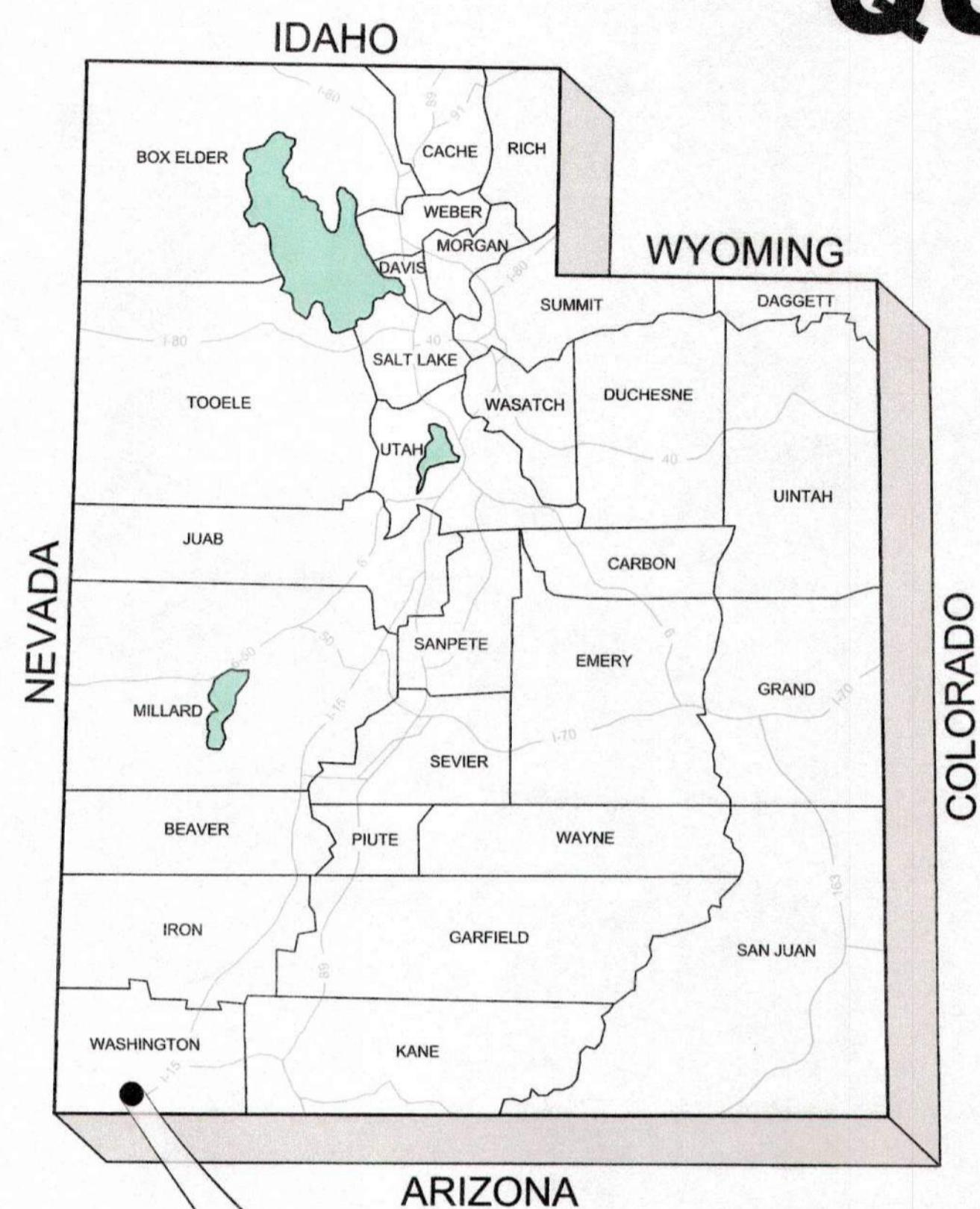
CONSTRUCTION PACKAGE

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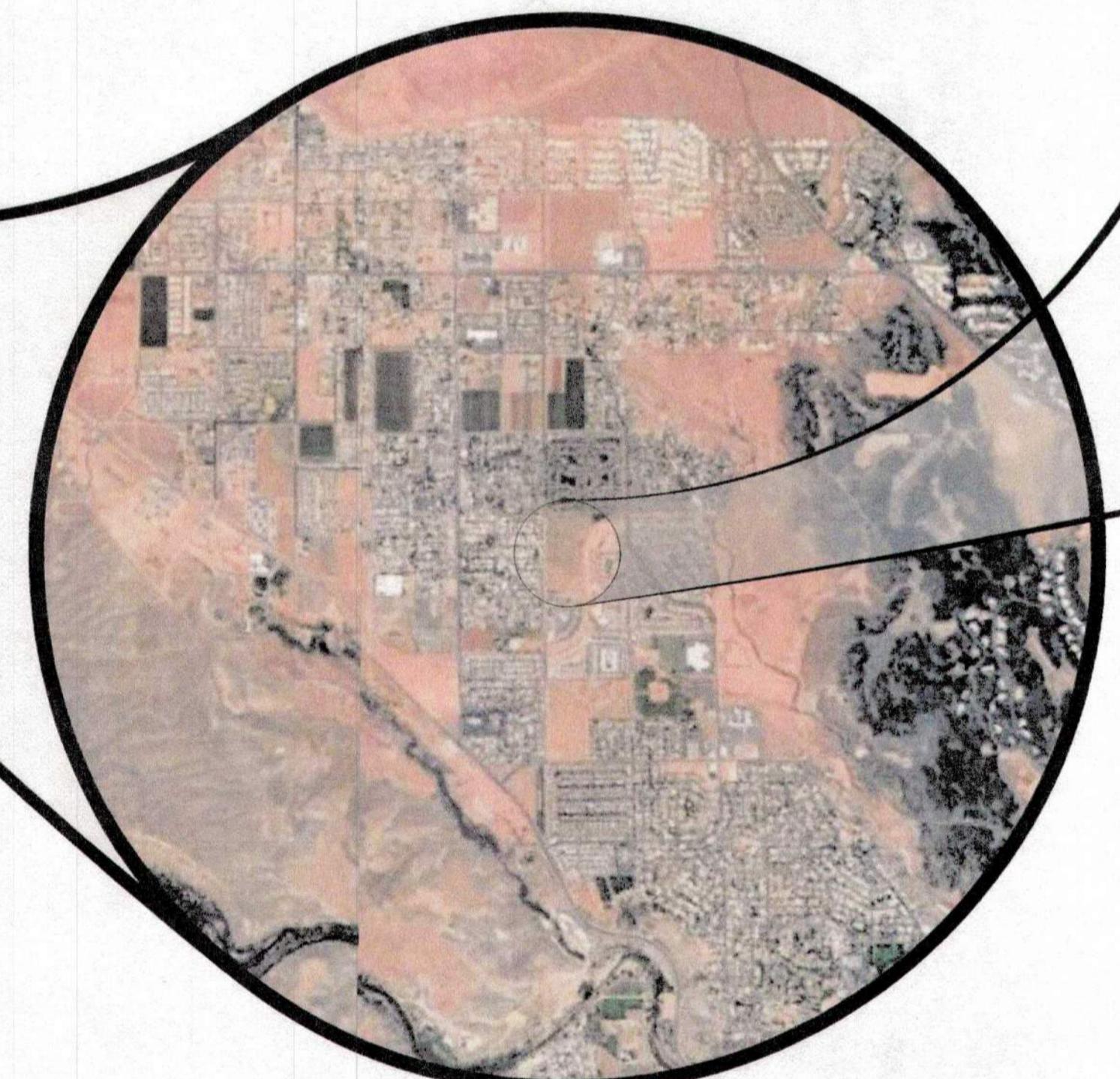
QUAIL CROSSING AT DESERTS EDGE

PHASE 2

SANTA CLARA CITY, UTAH



STATE MAP



VICINITY MAP



Know what's below.
Call before you dig.



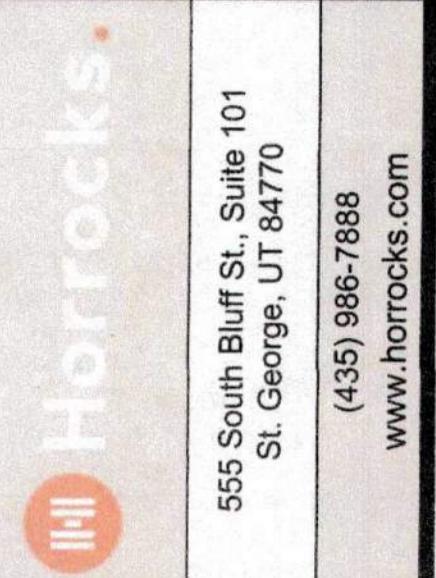
PROJECT SITE

SCALE: 1" = 250'

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06	SP-03	SITE PLAN II
07	GR-01	GRADING I
08	GR-02	GRADING II
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10	SD-01	STORM DRAIN PROFILES
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25	DT-07	DETAILS VII
26	FL-01	FIRE & LIFE SAFETY I
27	FL-02	FIRE & LIFE SAFETY II

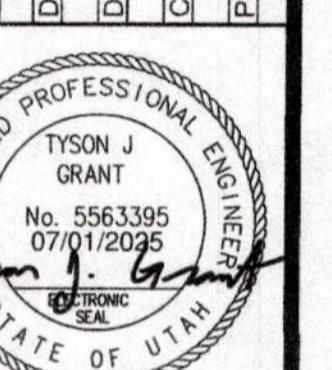
QUAIL CROSSING AT DESERTS EDGE
PHASE 2
SANTA CLARA CITY, UTAH

COVER



WARNING
IF THIS BAR DOES NOT
MEASURE 2" THEN
DRAWING IS NOT TO SCALE

REVISIONS	REV #	DATE
0	SM	08/14/2024



TYSON J. GRANT
REGISTERED PROFESSIONAL
ENGINEER
STATE OF UTAH

07/01/2025

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REGISTERED PROFESSIONAL
ENGINEER
STATE OF UTAH

07/01/2025

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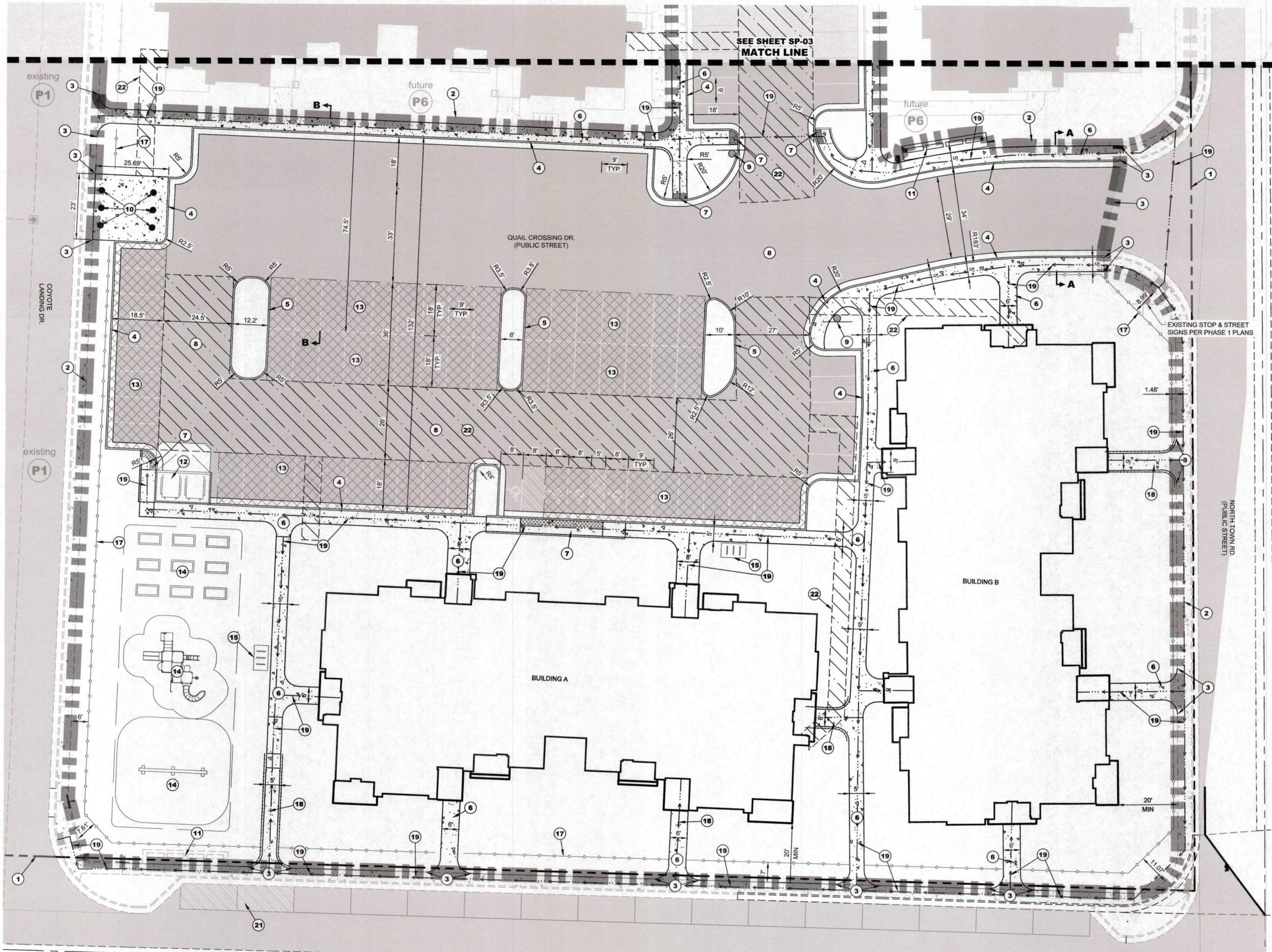
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A

B

C

D



SECTION A-A

SECTION B-B

NORTH TOWN ROAD STRIPING PLAN

KEY MAP

SP-02

0 20' 40'
SCALE: 1" = 20'

WARNING

IF THIS BAR DOES NOT
MEASURE 2' THEN
DRAWING IS NOT TO SCALE

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QUAIL CROSSING AT DESERTS EDGE
PHASE 2

SANTA CLARA CITY, UTAH

SITE PLAN I



TO: Santa Clara Planning Commission
FROM: Jim McNulty, Planning Manager
DATE: November 13, 2025
RE: Small Lot Single-Family R-1-4 Zone (**Discussion item**)

On July 10, 2024, City staff had an **initial discussion** with the City Council on this item, and with the **Planning Commission on July 11, 2024**. This item was then discussed with the City Council on February 12, 2025, and Planning Commission on **February 27, 2025**. A copy of the **Planning Commission minutes** has been attached for your review.

A copy of the **updated Draft R-1-4** document is included for your review. Additionally, some drawings have been included showing possible R-1-4 lot layouts. This item was last discussed with the City Council on April 9, 2025 (see attached minutes).

City staff would like to have a final discussion with the Planning Commission before moving forward with a code amendment allowing for the **creation of an R-1-4 Zone**. This will require a public hearing with the Planning Commission prior to being scheduled with the City Council for approval. You may recall that Hurricane City adopted an R-1-4 zoning ordinance on January 2, 2025. SUHBA, HAC and other groups in Washington County are encouraging local communities to adopt a small lot single-family zoning district to encourage more affordable housing. The R-1-4 zone will provide another tool and/or option for developers and potential homeowners.

CHAPTER 17.62 R-1-4 SINGLE-FAMILY RESIDENTIAL ZONE

SECTION:

17.63.010: Purpose

17.63.020: Permitted Uses

17.63.030: Conditional Uses

17.63.040: Height Regulations

17.63.050: Area, Width and Yard Regulations

17.63.060: Modifying Regulations

17.63.010: PURPOSE:

To provide appropriate locations where medium density residential neighborhoods may be established, maintained, and protected. The regulations also permit the establishment, with proper control of uses such as churches, schools, libraries, parks, and permitted open spaces which serve the needs of families. The regulations are intended to prohibit those uses that would be harmful to a single-family residential neighborhood.

17.63.020: PERMITTED USES:

Accessory buildings on lots where a main dwelling exists, or for which a building permit has been issued.

Home gardens and fruit trees, keeping of household pets, etc., but not agricultural industry, or business, or the keeping of domestic animals or fowl.

Internal Accessory Dwelling Unit, IADU as per Chapter 17.22 of city code.

Single-family detached dwellings and manufactured homes as defined herein.

17.63.030: CONDITIONAL USES:

Child nursery, as defined herein. The dwelling shall be the permanent residence of the operator. The land use authority will determine the maximum number of children to be allowed, and other requirements, depending upon specific conditions relating to the request.

Churches, schools, parks, and open space.

Home occupation, as defined herein, and approved by the land use authority staff, or as may be recommended to the land use authority.

Public buildings.

Public utilities and buildings.

Residential Facility for the Elderly.

17.63.040: HEIGHT REGULATIONS:

No building shall be erected to a height greater than thirty feet (30'), or two-stories above finished grade. No accessory building shall be erected to a height greater than fifteen feet (15').

17.63.050: AREA, WIDTH AND YARD REGULATIONS:

District	Area	Width	Front	Side	Rear
R-1-4	4,000	45 feet	15/20 feet	5 - 5 feet	10/15 feet

The front yard setback is required to be a minimum of fifteen feet (15') to living space with a minimum of twenty feet (20') to garage from property line or back of sidewalk, whichever is closer to the structure. A rear yard setback of fifteen feet (15') is required if the front yard setback of the home is fifteen feet (15'). A rear yard setback of ten feet (10') is required if the front yard setback of the home is twenty feet (20'). The required driveway width is a minimum of 20 feet.

17.63.060: MODIFYING REGULATIONS:

- A. The R-1-4 Zone is an infill zone that may be utilized for properties of five (5) acres or smaller in size. The maximum residential density shall not exceed eight (8) units per acre.
- B. The R-1-4 Zone is intended to allow for single-family detached homes on smaller lots with drought tolerant low maintenance landscaping. Construction of single-family homes is limited to slab-on-grade construction.
- C. Home ownership allowing workforce and retiree housing is intended for single-family homes in this zoning district. A deed restriction and CC&Rs are required to be put in place by the property developer which includes this requirement. This information is required as part of the subdivision review process.

D. Drawings showing the development layout, lot landscaping, home plans, fencing, and other items determined by the TRC are required as part of the subdivision review process.

E. Parking shall comply with Chapter 17.32 of city code. One (1) additional off-street parking space is required on the property for an IADU as per Chapter 17.22 of city code.

F. A **one-car garage minimum or two-car garage maximum** is required for each home. A carport may be allowed on a case-by-case basis.

G. The side yard setbacks on a "street side" (corner lot) shall be fifteen feet (15').

H. Accessory buildings located to the rear of a main dwelling, and at least ten feet (10') away from the main dwelling may be built five feet (5') from the property line provided that: 1) projection beyond exterior wall shall not exceed twelve inches (12") into the area where openings are prohibited, 2) stormwater runoff from the building shall not run onto adjacent property, 3) all corner lots shall maintain required setbacks on street sides, and 4) construction shall comply with current International Residential Code (IRC) exterior wall and opening protection. No building, or swimming pool, shall be in any easement without city approval.

1. After first obtaining a building permit from the City Building Official, a carport or awning may be constructed in the required five-foot (5') side yard setback or ten-foot (10') rear yard area subject to the following conditions:

- a. All three (3) sides of the carport/awning away from the dwelling shall be kept completely open. No storage areas shall be permitted in any part of the carport/awning.
- b. The height of the carport/awning shall not exceed the height of the top plate of the walls of the first floor of the dwelling, or a maximum of ten feet (10') above the normal grade of the side yard setback.
- c. A two-foot (2') setback shall be maintained from the side property line.
- d. The roof shall be sloped away from the dwelling, and a rain gutter shall be installed along the roof edge on the side yard of the two-foot (2') setback to keep all roof runoff on the property of the owner of the carport/awning.

2. All construction materials shall be completely noncombustible and shall meet all applicable requirements of the international residential code.

a. Color of the construction materials shall be of earth tones or harmonize with the colors of the dwelling unit.

b. The carport/awning shall always be well maintained and shall be repainted from time to time as necessary.

3. The side of the carport/awning nearest the front street shall be set back a minimum of ten feet (10') behind the front face of the dwelling unit.

a. An accessory building shall be required to utilize building materials and colors to blend in with the construction of the primary dwelling unit on the property.

b. The lot width for cul-de-sac lots may be approved by the land use authority with less than forty-five feet (45') of frontage; however, this requirement shall be met at the twenty-foot (20') front setback line.

c. Other conditions that may be required by the land use authority to protect the intent and purpose of the zone.

d. The minimum square footage of any main residence shall be one thousand (1,000) square feet of living space on the main floor of a single-story home. For a two-story home there shall be a minimum of seven hundred fifty (750) square feet of living space on the main floor, and a minimum of five hundred (500) square feet of living space on the second floor. A split-level home shall have a minimum of one thousand (1,000) square feet on the main and upper floor combined but not including the square footage of the lower level.

e. The maximum square footage of any main residence shall be limited to one thousand five hundred (1,500) square feet of living space for a single-story home. For a two-story home the maximum square footage of any main residence shall be limited to two thousand (2,000) square feet of living space. For a split-level home the maximum square footage of any main residence shall be limited to one thousand five hundred (1,500) square feet of living space. An additional 100 square feet of living space is allowed per 1,000 square feet of additional lot area. Basement square footage shall not be included.

f. No trash, weeds, or other combustible material shall be allowed to remain on any lot outside of approved containers in any residential zone. No junk, debris, abandoned, inoperable, or dismantled automobile or automobile parts or similar material shall be stored or allowed to remain on any lot in any residential zone.

3. The proposed use is in harmony with the intent and purpose of the General Plan.

Commissioner Harris seconded the motion. The motion passed with the unanimous consent of the Commission.

6. Discussion Items.

A. Small Lot Single-Family Zone.

Mr. McNulty reported that on June 27, 2024, mayors from Washington County participated in a Housing Panel discussion at Dixie Technical College. The title of the event, which was attended by builders, contractors, realtors, and local government officials, was “Doing our Part” and included a discussion on paving the way for attainable housing. On July 11, 2024, City Staff held a discussion with the Planning Commission on this item and it was discussed with the City Council on January 29, 2025, and February 12, 2025. Mr. McNulty noted that the Utah State Legislature is currently in session and over the past several years, mandates from the State of Utah have been passed requiring moderate-income housing and affordable housing plans. Mr. McNulty noted that although Santa Clara City is a small community of about 8,900 residents, every City with a population of over 5,000 is held to these same requirements. Therefore, the Mayor and City Council asked City Staff to proceed with this item and continue the discussion.

Mr. McNulty explained that all communities have been asked to look at a small lot single-family zoning for starter and first-time housing, which is a change from several years ago when townhomes and condos were emphasized. Every Monday during the Legislative Session, the Utah League of Cities and Towns (“ULCT”) has a Legislative Policy Committee Meeting which cities and elected officials are invited to attend. They discuss ongoing legislation. Mr. McNulty reported that Santa Clara’s State Representative, Neil Walter, is working on legislation for short-term rentals. There may also be some changes to land use.

Mr. McNulty noted that the R-1-4 Single-Family Residential Zone will allow single-family homes on small lots. The following language highlighted in yellow was recently discussed with the City Council:

17.63.040: HEIGHT REGULATIONS:

No building shall be erected to a height greater than twenty-seven feet (27'), or two stories above finished grade. No accessory building shall be erected to a height greater than twelve feet (12').

Mr. McNulty reported that in the R-1-6 Zone, the roof height was decreased to a maximum of 30 feet. The City Council liked the idea of a 27-foot roof limit in the R-1-4 Zone because the lot was much smaller. Also, an Accessory Building will be permitted, if it is small (no more than 12 feet tall).

Chair Blake believed that a 30-foot height for a roof should be permitted as it allows for more architectural interest. He reported that there is a well-designed Ence Home subdivision called White

Trails that consists of townhomes with an accessory structure of a second garage in the back. Chair Blake suggested that the 12-foot height be increased to allow someone to build an accessory structure and commented that the White Trails subdivision does it well. Mr. McNulty asked Chair Blake to provide him with information on White Trails.

Mr. McNulty reported that when houses are 10 feet apart the higher the roof is, the shadier space that is created in-between does not allow for much sunlight, therefore, not much will grow. Chair Blake pointed out that drought-tolerant spaces are being emphasized now, and many people do not want to maintain a yard.

17.63.050: AREA, WIDTH AND YARD REGULATIONS:

District	Area	Width	Front	Side	Rear
R-1-4	4,000	50 feet	15/20 feet	5 - 5 feet	10/15 feet

The front yard setback is required to be a minimum of fifteen feet (15') to living space with a minimum of twenty feet (20') to garage from property line or back of sidewalk, whichever is closer to the structure. A rear yard setback of fifteen feet (15') is required if the front yard setback of the home is fifteen feet (15'). A rear yard setback of ten feet (10') is required if the front yard setback of the home is twenty feet (20'). The required driveway width is a minimum of 20 feet.

Mr. McNulty liked the 50' x 80' size but he has heard that others like more flexibility in the dimensions. Commissioner Venuti stated that a zone like this is more about infill than a large Community Master Plan. Mr. McNulty confirmed that's the intent and the maximum size is up to five acres allowing for infill development. Commissioner Venuti reported that a 50-foot width might be difficult. Chair Blake commented that the width should be decreased to 40 or 45 feet. He thought it would be better for the infill and provide more flexibility for people to add a unit in their backyard.

Mr. McNulty likes setting the garage at 20 feet since a full-size truck is 18 ½ or 19 feet. He explained that the idea is for this to be a sliding scale (front yard setback). If there is a 15-foot front yard to living space, then there can be a 15-foot rear yard. If there is a 20-foot front yard to living space, there can be a 10-foot rear yard. Chair Blake liked the five-foot minimum for the side yard setback since it would be an economical use of space.

17.63.060: MODIFYING REGULATIONS:

- A. The R-1-4 Zone is an infill zone that may be utilized for properties of 5 acres or smaller in size. The maximum residential density shall not exceed eight (8) units per acre.**
- B. The R-1-4 Zone is intended to allow single-family detached homes on smaller lots with drought-tolerant low-maintenance landscaping. The maximum lot size is 6,000 square feet. Construction of single-family homes is limited to slab-on-grade construction.**

Several Commissioners expressed concern about limiting the maximum lot size to 6,000 feet. Mr. McNulty stated that the maximum lot size could be removed. The idea behind “construction of single-family homes is limited to slab-on-grade construction,” is affordability. Basements increase costs. Garages are what builders want to build and 20’ x 20’ is the smallest allowed for a two-car garage. Commissioner Venuti had seen 1 ½ car garages, which are intended for one car with storage; however, two-car garages are by far the most popular.

- C. Home ownership is intended for single-family homes in this zoning district. A deed restriction is required to be put in place by the property developer limiting the original homeowners on the resale of property for five (5) years. This information is required as part of the subdivision review process.**

Mr. McNulty explained that it is about affordability. Funding was approved by the State last year and so far, only one developer has used it. The limits on the funding were that the home must be owner-occupied, and the original homeowner must live there for five years. The home cannot be flipped for a quick profit. Mr. McNulty had heard that these types of restrictions can make financing more difficult. Chair Blake thought it might make it harder to sell. Commissioner Harris stated that there have been efforts to push affordable housing but much of it has been eaten up by investors. It was her experience in the banking industry that they were unable to obtain the funding expeditiously. Projects were approved in an effort to help the developer pursue State funding, but it became difficult to get information on the program and developers gave up.

Commissioner Venuti suggested including simple restrictions such as not allowing nightly rentals. Mr. McNulty commented that nightly rentals are already not allowed in single-family zones. The intent is to create owner-occupied, workforce housing. If an investor buys all the homes and rents them out for \$2,400 a month, that is not affordable. Commissioner Venuti commented that many people who are purchasing townhomes will want to buy these single-family homes instead.

- D. Drawings showing the development layout, lot landscaping, home plans, fencing, and other items determined by the TRC are required as part of the subdivision review process.**
 - E. Parking shall comply with Chapter 17.32 of City code. One (1) additional off-street parking space is required on the property for an IADU as per Chapter 17.22 of city code.**
 - F. A one-car garage minimum or two-car garage maximum is required for each home.**
- H.2.e. The maximum square footage of any main residence shall be limited to one thousand five hundred (1,500) square feet of living space for a single-story home. For a two-story home, the maximum square footage shall be limited to two thousand five hundred (2,500) square feet of living space. A split-level home shall have a maximum square footage of one thousand five hundred (1,500) square feet of living space.**

Mr. McNulty explained that with a two-car garage and building setbacks, the City Council liked a maximum of 1,500 square feet for a one-story home and up to 2,500 square feet for a two-story home. Chair Blake thought this portion should be omitted entirely because it is regulated by the size of the lot and the other setback requirements. Mr. McNulty commented that the City Council likely will not agree. Chair Blake stated that the homes will be more affordable because of the lot size. He was concerned with telling someone who wants to split an existing lot that they will need to have a different zone on the other lot because of this restriction and go through the re-zoning process. Mr. McNulty stated that there are strong feelings on the City Council about limiting the size and maintaining affordability. Chair Blake stated that the potential issue is that all the lots will not be identical. If one lot on one street ends up being larger, the house should be larger, too. Mr. McNulty offered to share that input with the City Council.

Commissioner Harris wondered if adding “homeownership is intended for owner-occupied single-family homes” in item C would make a difference. Mr. McNulty stated that could be added but an investor cannot be prohibited from buying half of the lots in a 12-lot subdivision.

Mr. McNulty explained that the State of Utah is examining Bureau of Land Management (“BLM”) properties that could be developed if utilities can be extended to them. Perhaps 25 to 30 percent of those vast tracts of land would be able to be developed but there could be the potential to develop some affordable housing.

Commissioner Venuti asked about the requirements surrounding Accessory Dwelling Units (“ADU”). Mr. McNulty reported that per State Code, all single-family zones must allow Internal Accessory Dwelling Units (“I-ADU”).

Commissioner Venuti expressed support and believed this action would help young families afford a home. The other Commissioners and Mr. McNulty agreed that the discussion had been productive.

7. Approval of Minutes.

A. Request Approval of the Regular Meeting Minutes – February 13, 2025.

Commissioner Walton moved to APPROVE the minutes of February 13, 2025, Santa Clara Planning Commission Regular Meeting. Commissioner Hunter seconded the motion. The motion passed with the unanimous consent of the Commission.

8. Adjournment.

The Planning Commission Meeting adjourned at 7:10 PM.

Jim McNulty
Planning Manager

**SANTA CLARA CITY COUNCIL WORK MEETING
WEDNESDAY, APRIL 9, 2025
MINUTES**

THE CITY COUNCIL FOR THE CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH, met for a Work Meeting on Wednesday, April 9, 2025, at 4:00 p.m. in the City Council Chambers located at 2603 Santa Clara Drive, Santa Clara, Utah. The meeting was broadcast on the City website at <https://santaclarautah.gov>.

Mayor: Rick Rosenberg

Council Members: Janene Burton (via Zoom)
Christa Hinton
Dave Pond
Ben Shakespeare
Jarett Waite

City Manager: Brock Jacobsen

Others Present: Jim McNulty, Planning and Economic Development Manager
Selena Nez, Deputy City Recorder
Cody Mitchell, Building Official
Dustin Mouritsen, Public Works Director
Ryan VonCannon, Parks and Trails Director
Dan Cazier, Fire Chief
Debbie Bannon, Finance Director
Gary Hall, Power Superintendent
Lance Haynie, Government Affairs Director
Jaron Studley, Police Chief

1. Call to Order.

Mayor Rick Rosenberg called the meeting to order at 4:01 p.m. and welcomed those present.

2. Working Agenda.

A. General Business.

i. Discussion Regarding R-1-4 Zoning. Presented by Jim McNulty.

Planning and Economic Development Manager, Jim McNulty presented the Staff Report and stated that the item was previously discussed with the City Council in January and February 2025. The Planning Commission then discussed the proposed zoning at its February 27, 2025 meeting, minutes from which were included in the Meeting Packet. Changes made in response to Planning Commission feedback were discussed.

17.63.040: Height Regulations: The maximum building height was increased to 30 feet and accessory structure height to 15 feet to allow for maximum flexibility.

17.63.050: Area, Width, and Yard Regulations: Mr. McNulty reported that Commissioner Venuti recommended increasing the maximum width to 45 feet as allowed in Hurricane.

17.63.060: Modifying Regulations: For Item A, construction of single-family homes has been limited to slab-on-grade construction in the R-1-4 Zone.

With regard to Item B, deed restrictions for workforce housing, Commissioner Harris mentioned potential difficulties in obtaining financing if too many restrictions are put in place, as well as the fact that much of intended affordable housing has been purchased by investors. However, Mr. McNulty asserted that the specification for workforce housing should not be removed from the ordinance.

Language allowing carports on a case-by-case basis was added to Item F.

Mr. McNulty reported that there was a lot of discussion regarding Item E, including objections to dictating the size of the structure. However, if the intention is affordability, size limits should be set. Planning Commission Chair Blake had recommended allowing larger homes on 5,000 square feet or larger lots, and as a result, language was added allowing up to 3,500 square feet of living space on those lots.

Mayor Rosenberg was in favor of the Planning Commission's revisions. He was not concerned about allowing some larger lots with larger homes, especially on cul-de-sacs.

Mr. McNulty stated that the Planning Commission attended the Utah Land Use Institute's yearly training on March 27, 2025. At the session on affordability, he asked the panel of home builders if they would build in Santa Clara's proposed R-1-4 Zone, and they all agreed that they would. They indicated that they could build a \$350,000 to \$400,000 product that meets the requirements of the zone, and asked that he let them know when the zoning is adopted.

In response to a comment from Council Member Shakespeare, Mr. McNulty agreed that cul-de-sac lots would have narrow front yards and clarified that the setbacks must meet the width requirement at the structure, not the radius. For example, a 20-foot garage setback would require a 45-foot-wide lot at the garage, not the road.

Council Member Shakespeare stated that he had no preference between a 27- and 30-foot maximum height, but agreed that 30 feet would provide more flexibility. He expressed concern about the deed restrictions. In response to his question, Mr. McNulty confirmed that rentals would be prohibited to prevent investors from purchasing the homes and turning them into permanent rentals as happened in Desert Village.

Mayor Rosenberg stated that a group of attorneys and home builders have been working on language for deed restrictions and asked if that was discussed at the Land Use Institute.

Mr. McNulty stated that the panels did not discuss rentals as home builders are focused on for-sale products.

Council Member Hinton stated that she was in favor of requiring owner occupation, but removing the requirement for workforce housing so retirees can also purchase the homes. Council Member Shakespeare stated that the current generation loves to travel and home share, and that would restrict them from renting out their homes. Mayor Rosenberg noted that the other segment of the current generation is young families with children who do not want to travel extensively.

The advantages and disadvantages of deed restrictions were discussed, including the importance of ensuring that future sales are not to investors and the potential for first-time homebuyers to turn their property into a rental in the future. It was noted that the State's first-time home buyer loan program has very strict language regarding resale, but so far only one developer has taken advantage of that program due to those restrictions. Issues with enforcement if the properties are not within a homeowners association were also discussed.

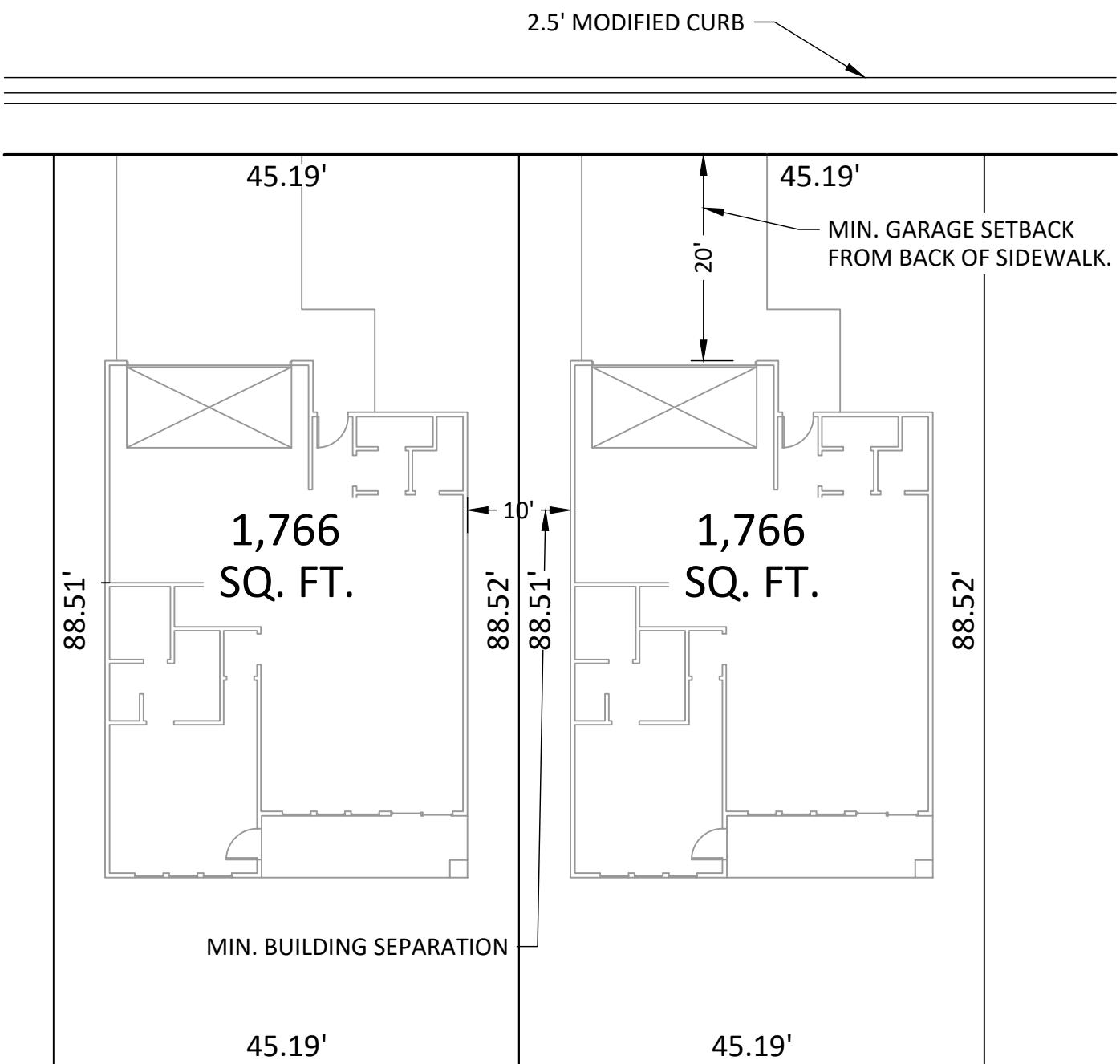
In response to a question from Council Member Shakespeare, Mr. McNulty clarified that potential R-1-4 areas will be identified during the General Plan update, the first workshop for which will be held on April 29, 2025. There is potential for R-1-4 zoning on the Bureau of Land Management ("BLM") property if any is acquired, as well as Bart Smith's property off of Arrowhead Trail that is currently zoned R-1-6. The maximum density for the zone would be eight units per acre.

Council Member Shakespeare asked if secondary water would be required in these developments. Mayor Rosenberg stated that if a subdivision was in the Valley and had a water share, they would want to install irrigation. Lot sizes in the sample subdivision plat were discussed, as well as how the landscaping ordinance could apply. Mayor Rosenberg suggested incentivizing ownership over rentals, but not requiring it. For example, the developer could receive a discount on Impact Fees for selling to a public safety employee who signs a 10-year contract.

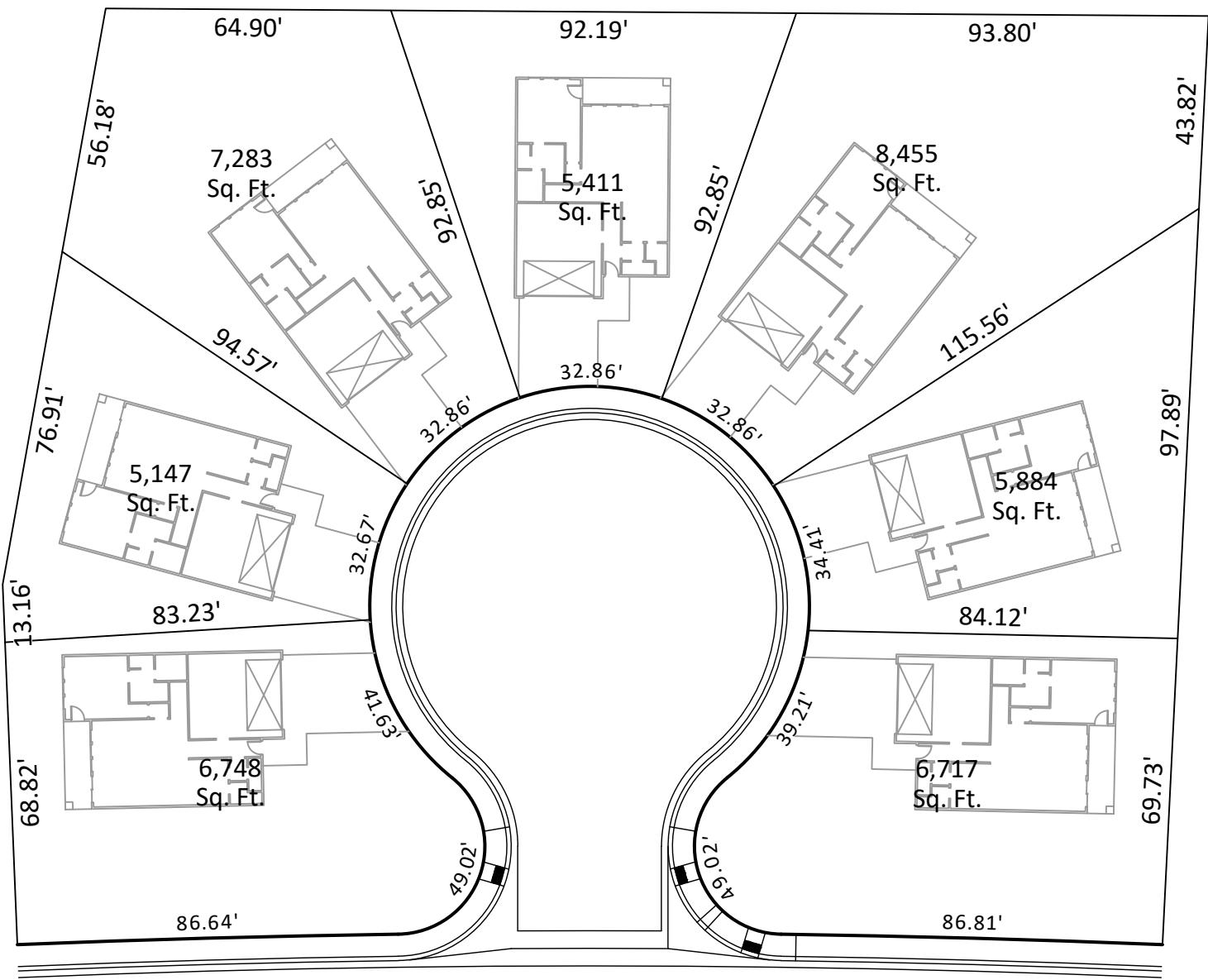
Council Member Hinton stated that she would prefer to wait until the attorneys and developers released their preferred language. Council Member Waite agreed, but stated that he is in favor of including the deed restriction and then amending the ordinance in the future if significant issues arise. Mayor Rosenberg stated that they should leave the deed restrictions in the draft for now and work to obtain a draft of the developers' preferred language.

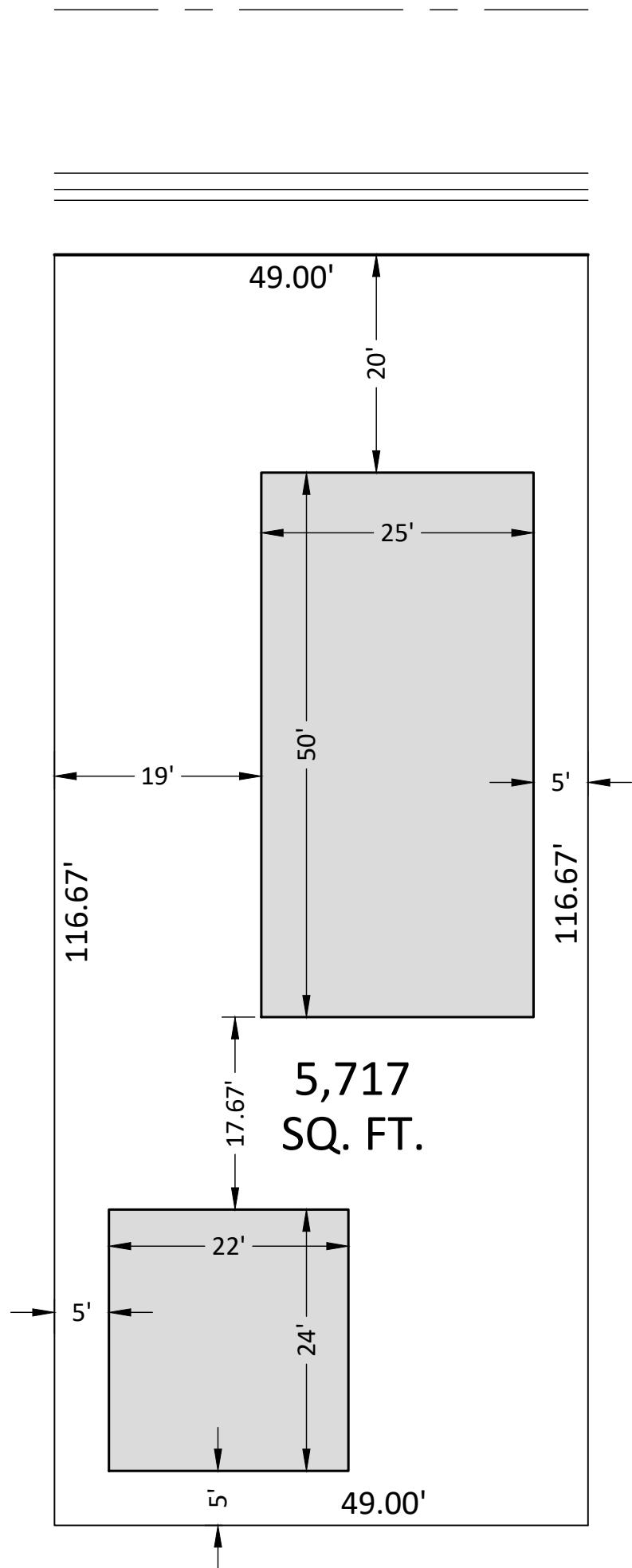
Mr. McNulty reported that the Planning Commission had mixed opinions on the size limitation for larger lots, and asked for the City Council's input. Council Member Hinton stated that she would like to keep with the intention of the zone. It is intended to be used for smaller, owner-occupied, entry-level homes. Developers can build larger homes in other zones.

Council Member Waite asked if a box house or high-end manufactured home would be allowed in the zone. Mr. McNulty stated that if it has a foundation, a manufactured home would be allowed. A box house would not be allowed because it would not be Code-compliant. City Manager, Brock Jacobsen reported that both SB 23 and HB 37 included flexibility for local governments to allow more opportunities for owner-occupied housing. He was unsure if the bills passed. It was determined that the language allowing larger homes would be stricken from Item E.



TYPICAL LAYOUT





**SANTA CLARA CITY PLANNING COMMISSION
MEETING MINUTES
2603 Santa Clara Drive
Thursday, October 23, 2025**

Present: Logan Blake, Chair
David Clark
Joby Venuti
Kristen Walton
Josh Westbrook
Tyler Gubler

Absent: Shelly Harris

Staff: Jim McNulty, Planning and Economic Development Director
Cody Mitchell, Building Official
Dustin Mouritsen, Public Works Director
Matt Ence, City Attorney
Debbie Andrews, Administrative Assistant

1. Call to Order

Chair Logan Blake called the Santa Clara City Planning Commission meeting to order on October 23, 2025, at 5:30 PM.

2. Opening Ceremony

A. Pledge of Allegiance: Commissioner Venuti

3. Conflicts and Disclosures

No conflicts or disclosures were reported by any Commissioners.

4. Working Agenda

A. Public Hearing

**1. Consideration and possible action on the City's updated General Plan.
Santa Clara City, applicant.**

Mr. McNulty introduced the item and turned time over to Valerie Claussen, lead consultant with Planning Outposts for the General Plan update. He explained that the General Plan has been in development throughout the year, with staff and the steering committee working with Planning Outpost. He noted that combined work sessions with City Council, Planning Commission, and Heritage Commission were held on October 8, 2025, and October 22, 2025, and a public comment period for residents was available from October 6 through October 22, 2025.

Mr. McNulty outlined the required elements of the General Plan according to Utah Code Section 10-9a-403: land use, transportation and traffic circulation, moderate income housing, and water use and preservation. He noted that additional optional elements were also included: environmental sustainability, historic preservation, economic development, parks recreation and open space, and public safety and emergency services.

The consultant, Valerie Claussen, made a presentation showing different aspects of the General Plan including maps and land use designations. During her presentation, the Commission discussed various areas including commercial areas, future BLM land, the Santa Clara River Reserve, and other specific zones. She presented updates made to the document following the previous night's work meeting, including changes to the Clara Crossing area showing medium density on two lots in the Historic District Overlay facing Santa Clara Drive and low density for the bigger lots below.

Commissioner Blake asked about the inclusion of a public facilities element, which Mr. McNulty confirmed would be added. They also discussed the need to update certain maps, including clarifying the Santa Clara River area given concerns about flooding.

Commissioner David Clark inquired about the Santa Clara River vegetation growth and flood concerns, noting that homes damaged in the 2005 flood were all outside the federally designated floodplain. This led to a discussion about flood risk and mitigation efforts.

Commissioner Blake mentioned that the General Plan includes several pages documenting local flood history. Dustin Mouritsen, Public Works Director, explained that Santa Clara City is a member of the flood control authority and has crews thin out vegetation every winter. He also noted that despite two floods since 2005 with higher water volumes, no property damage occurred because building in the flood zone is no longer permitted.

During the public hearing, several residents spoke:

- Neil Flora asked how to obtain copies of the General Plan and was informed it's available on the City website.
- Adrian Galvez suggested improving communication methods for City Planning activities, noting he was unaware of the General Plan update until this meeting.
- Beth Rossow asked about the Western Corridor and Hamlin Parkway alignments, and how they interact with parks, trails, and preservation of sensitive lands.
- Tyler Morales expressed concerns about adding more houses when the City lacks adequate park infrastructure and community support facilities.

In response to public comments, Ms. Claussen presented information showing that Santa Clara exceeds the national standard for parkland per resident. Mr. McNulty also mentioned plans to annex the Graveyard Wash area to create a reservoir for recreation opportunities like

Fire Lake in Ivins. Both Matt Ence and Jim McNulty informed the residents of the General Plan process which included a city wide survey, multiple public open houses, with advertising on the city website, project website, and through social media.

After closing the Public Hearing, Commissioner Venuti noted a textual error on page 66 regarding the ratio of park acreage per resident versus per thousand residents, which Valerie acknowledged would be corrected.

Commissioner Blake suggested adding text labels to the land use map in addition to the color-coding to improve clarity. The Commission also discussed other edits presented during the meeting.

2. Consider a proposed Property Rezoning for Lot 5 of the proposed Big Rocks Subdivision from the Open Space OS zone to the R-1-10 zone to allow for a single-family residential subdivision. Real Free-Range LLC, applicant.

Mr. McNulty presented the rezoning request from Free Range LLC to rezone Lot 5 (9.27 acres) of the Big Rock subdivision from open space to R-1-10 zone. He explained that the Concept Plan showed 6 single-family lots ranging from 21,307 to 62,161 square feet, constituting a very low density of 0.65 units per acre.

Mr. McNulty went through the required considerations for rezoning per City Code Section 17.18.090, noting that the proposed use is suitable for the area, won't adversely affect nearby properties, and is compatible with the General Plan. He confirmed all state code notice requirements had been met.

Jared Bates from Rosenberg Associates (Engineer) and Kent Rasmussen from Omni Development were present to answer questions. Mr. Bates stated that soil testing had been completed on five of the six proposed lots with no issues identified so far.

Commissioner Venuti raised questions about the Western Corridor roadway shown on the Concept Plan. Mr. Bates clarified that they didn't choose the road location and explained it was planned to be 100 feet wide with a future bridge.

During the Public Hearing, multiple residents expressed concerns:

- Neil Flora (Colby Loop) worried about headlights and noise from the planned highway.
- Eric Marriott (4035 Colby Loop) asked about responsibility for fixing damaged infrastructure like the roundabout, which Mr. Mouritsen confirmed is in this year's City budget.
- Several Colby Loop residents including Mel, Charlie Gay, Adrian Galvez, Beth Galvez, and Tyler Morales expressed concerns about the Western Corridor road's

proximity to their homes, potential negative impacts on property values, and lack of disclosure when purchasing their properties.

Mr. Mouritsen explained that the Western Corridor has been on the City's Transportation Master Plan, UDOT's Master Plan, and the Dixie MPO's Master Plan for many years. He clarified that it would likely be a 35-mph road like Pioneer Parkway with a block wall, landscape strip, and pathway separating it from homes. He noted that while the environmental process would begin in early 2026, construction funding has not been secured and UDOT's project list is full until 2031.

City Attorney, Matt Ence, suggested concerned residents participate in the upcoming UDOT environmental assessment process for the corridor, which would include public comment opportunities.

Sue Yocom, current property owner, expressed appreciation for residents' concerns and promised their development would be completed "with perfection." She explained they were as surprised by the road plan as the residents but were excited to share the beautiful property with a few more families.

After closing the Public Hearing, Commissioner Blake acknowledged the road concerns but reminded everyone that the current hearing was specifically about the zone change for the proposed housing.

B. Public Meeting

1. Consider a proposed Plat Amendment for the Santa Clara Heights Subdivision, Plat A (Lots 1 & 2) located at 1282 Heights Drive and 1284 Heights Drive. Gordon Crofts, applicant.

Mr. McNulty presented Gordon Crofts' request to amend the Santa Clara Heights Plat A subdivision, adjusting the shared lot line between Lots 1 and 2. Lot 1 would decrease from 15,490 square feet (0.36 acres) to 14,829 square feet (0.34 acres), while Lot 2 would increase from 22,521 square feet (0.52 acres) to 23,182 square feet (0.53 acres). The adjustment would allow for a pool and covered patio area on Lot 2.

Mr. McNulty confirmed both lots have existing homes and accessory structures, and both amended lots would meet all R-1-10 zone requirements. Notices were sent to all property owners in the subdivision with no comments received. He recommended approval with four conditions, including one added by Commissioner Westbrook from a similar recent application requiring mortgagee consent if applicable.

Commissioner Westbrook confirmed that both lots are owned by the same owner.

5. General Business

A. Recommendation to City Council

1. Recommendation to the City Council for consideration and possible action on the City's updated General Plan.

Commissioner Westbrook moved to recommend approval of the City's updated General Plan to the City Council, along with the text edits and comments that had been made. Commissioner Venuti seconded the motion. The motion passed unanimously.

Mr. McNulty noted that the General Plan will go to the City Council on November 12, 2025, with another Public Hearing at that time.

2. Recommendation to the City Council for a proposed Property Rezoning for Lot 5 of the proposed Big Rocks Subdivision.

Commissioner Venuti moved to recommend approval of the zone change for Lot 5 of the Big Rock subdivision from Open Space to R-1-10. Commissioner Clark seconded the motion. The motion passed unanimously.

3. Recommendation to the City Council for a proposed Plat Amendment for the Santa Clara Heights Subdivision, Plat A (Lots 1 & 2).

Commissioner Clark moved to approve the partial plat amendment on Lots 1 and 2 Santa Clara Heights Plat A subdivision with the four recommended staff conditions. Commissioner Walton seconded the motion. The motion passed unanimously.

B. Planning Commission Approval

1. Preliminary Subdivision Plat Review for the Big Rocks Subdivision located at 4405 W 1700 N. Real Free-Range LLC, applicant.

Mr. McNulty presented Free Range LLC's request to subdivide a 43.33-acre parcel recently annexed into the City. The proposed Big Rocks subdivision includes 5 lots ranging from 3.04 to 21.06 acres:

- Lots 1 and 2 currently have houses on them
- Lot 3 is intended for a future wedding reception center
- Lot 4 includes the Santa Clara River and 100-year floodplain and will remain as open space
- Lot 5 was addressed in the previous rezoning request on the agenda

Mr. McNulty explained that future uses for Lots 1-3 would require rezoning from open space to Planned Development Commercial (PDC) zone, which would trigger requirements for road and utility improvements per the Annexation Agreement. A new Development Agreement would be required before considering the rezoning for Lots 1, 2, or 3.

City Attorney, Matt Ence, clarified that this subdivision is different from typical ones because it won't trigger improvement requirements by itself. The subdivision approval acknowledges existing uses and divides the property, while future development approvals would trigger infrastructure requirements. Jim indicated that the subdivision of property is for ownership purposes only.

Commissioner Blake raised questions about access for Lot 2 through Lot 3's "flag staff." Attorney Matt Ence explained that an easement isn't necessary while the parcels remain under the same ownership and noted that none of the properties currently touch a public road, with access coming across private property and BLM land.

Commissioner Walton moved to grant preliminary subdivision plat approval for the Big Rock subdivision subject to the five conditions recommended by staff. Commissioner Westbrook seconded the motion. The motion passed unanimously.

6. Discussion Items

A. None

None.

7. Approval of Minutes

A. Request for Approval of Meeting Minutes: October 9, 2025

Commissioner Clark moved to approve the minutes of October 9, 2025. Commissioner Westbrook seconded the motion. The motion passed unanimously.

8. Adjournment

Mr. McNulty announced that the next meeting would be November 13, 2025.. The November 27, 2025, meeting is cancelled due to Thanksgiving. He noted that the R-1-4 zone discussion would return soon as the Mayor wants it moved forward to create affordability opportunities through small lot single-family development on properties of 5 acres or less.

- Commissioner Blake moved to adjourn. The meeting adjourned at 8:07 PM.

Jim McNulty
Planning Director

Approved: _____